

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Peter Susi Hollister & Brace 1126 Santa Barbara Street Santa Barbara, CA 93101 (805) 963-6711 (805) 965-0329 62957 psusi@hbsb.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtors and Debtors-in-Possession	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - NORTHERN	
In re: ROBERT LEE RAINS and BETTY SUE RAINS, Debtor(s).	CASE NO.: 9:14-bk-10379-PC CHAPTER: 11 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: January 21, 2015	Time: 10:00 a.m.
Location: 1415 State Street, Courtroom 201, Santa Barbara, CA 93101	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** January 7, 2015

Description of property to be sold: Ranch located at 12147 Old Walnut Road, Ojai, California, which includes approximately 20.5 acres of fields and pastures, a 6,200 square foot house, a 700 square foot guest house, a 7 stall barn, a 12 stall "mare motel," and a 3 stall miniature horse barn, in addition to a 1,500 square foot machinery building and barn office with tack room.

Terms and conditions of sale: \$4,950,000, all cash at closing. Other terms and conditions are set forth in the Motion and exhibits attached thereto.

Proposed sale price: 4,950,000

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any): Please see attached.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

N/A

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Peter Susi

Hollister & Brace

1126 Santa Barbara Street

Santa Barbara, CA 93101

Ph: (805) 963-6711

Fax: (805) 965-0329

Email: psusi@hbsb.com

Date: 12/30/14

OVERBID PROCEDURES

1. Any party wishing to overbid shall deposit a Cashier's Check in the amount of \$100,000 with Debtors' counsel, Peter Susi, payable to Robert Lee Rains and Betty Sue Rains, Debtors-in-Possession, at least 48 hours prior to the scheduled hearing on the Motion.
2. The sale shall be for all cash and on the same terms as the proposed sale to the Buyer as reflected in Exhibit "B" to the Motion.
3. First minimum overbid shall be \$5,050,000 or as otherwise may be fixed by the court at the hearing, with subsequent overbid intervals as fixed by the court. Successful overbidders shall open escrow within 3 business days following the hearing. The overbidder's \$100,000 deposit shall be forfeited if the overbidder fails to open escrow, or close the purchase in a timely manner, through no fault of the Debtors.

SERVICE LIST

Robert Lee and Betty Sue Rains
Chapter 11 Case No.: 9:14-bk-10379

<u>SERVED ELECTRONICALLY</u>	<u>SERVED BY U.S. MAIL</u>
<p>William C Beall will@beallandburkhardt.com, carissa@beallandburkhardt.com Greg P Campbell ecfcacb@piteduncan.com, gc@ecf.inforuptcy.com Brian D Fittipaldi brian.fittipaldi@usdoj.gov Jonathan Gura jgura@hbsb.com, tina@hbsb.com Yvonne Ramirez-Browning BANKRUPTCYCLS@wellsfargo.com, BANKRUPTCYCLS@wellsfargo.com Vincent Renda vr@rendalawoffices.com, ld@rendalawoffices.com Joseph M Sholder sholder@g-tlaw.com Ramesh Singh claims@recoverycorp.com Diane F Suchter ojailaw@verizon.net Peter Susi psusi@hbsb.com, tina@hbsb.com United States Trustee (ND) ustpreion16.nd.ecf@usdoj.gov Gilbert R Yabes chl1ecf@piteduncan.com, GRY@ecf.inforuptcy.com</p>	<p><u>Debtors</u> Robert Lee Rains and Betty Sue Rains 12147 Old Walnut Road Ojai, CA 93023</p> <p><u>Creditors</u> Advanta Bank Corporation Resurgent Capital Services PO Box 10368</p> <p>Advanta-Carson Smithfield PO Box 9216 Old Bethpage, NY 11804</p> <p>American Express Bank, FSB c/o Becket and Lee LLP POB 3001 Malvern, PA 19355-0701</p> <p>American Express Centurion Bank c/o Becket and Lee LLP POB 3001 Malvern, PA 19355-0701</p> <p>AMEX Box 0001 Los Angeles, CA 90096-8000</p> <p>Bank of America PO Box 15220 Wilmington, DE 19886-5220</p> <p>Bank of America PO Box 15019 Wilmington, DE 19886-5019</p> <p>Bank of America, N.A. NC-4-105-02-99 PO Box 26012 Greensboro, NC 27420-6012</p>

	<p>Chase Mortgage PO Box 78420 Phoenix, AZ 85062-8420</p> <p>Chase-Nationwide Credit PO Box 26314 Lehigh Valley, PA 18002-6314</p> <p>Chase-NCB Management PO Box 1099 Langhorne, PA 19047</p> <p>CITI Processing Center Des Moines, IA 50363-0005</p> <p>Citizens Auto PO Box 42113 Providence, RI 02940-2113</p> <p>Citizens Auto Finance 443 Jefferson Blvd. RJW135 Warwick, RI 02886</p> <p>Discover Bank DB Servicing Corporation PO Box 3025 New Albany, OH 43054-3025</p> <p>Discover-Van Ru Credit PO Box 1612 Des Plaines, IL 60017</p> <p>Farmers-Credit Collections PO Box 55156 Boston, MA 02205-5156</p> <p>Ferguson Cass Orr Paterson Attention Ted Englund 1050 S Kimball Road Ventura, CA 93004</p> <p>GCCFC 1601 Washington Ave, Suite 700 Miami, FL 33139-3164</p> <p>GCCFC 2005-GG5 McMullen Booth LLC Attention Daniel Ornstein 1601 Washington Ave Suite 700 Miami, CA 33139-3164</p> <p>Gillott Appraisal Services 3136 Wondmore Drive North Palm Harbor, FL 34685</p>
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	<p>Ojai Community Bank 402 W Ojai Avenue Ojai, CA 93023</p> <p>Parrish & Yarnell Law Firm 3431 Pine Ridge Road Suite 101 Naples, FL 34109</p> <p>James Sievers PO Box 161432 Big Sky, MT 59716</p> <p>Dawn Silver 2289 Hermitage Road Ojai, CA 93023</p> <p>United Bank PO Box 480 Absarokee, MT 59001</p> <p>Wells PO Box 54349 Los Angeles, CA 90054-0349</p> <p>Wells PO Box 30086 Los Angeles, CA 90030-0086</p> <p>Wells Balance + PO Box 30086 Los Angeles, CA 90030-0086</p> <p>Wells-Credit Line PO Box 54780 Los Angeles, CA 90054-0780</p> <p>Rumberger Lark & Caldwell PA Attention Joshua Lerner Esq. 80 SW 8th Street, Suite 3000 Miami, FL 33130</p> <p>Anne M. Schauerman Office of the General Counsel 21680 Gateway Center Dr Ste 280 Diamond Bar, CA 91765</p> <p>David Blackburn PO Box 910106 San Diego, CA 92191-0106</p> <p>David Blackburn 6749 Top Gun Street San Diego, CA 92121</p>
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	<p>Wells Fargo Bank, N.A. P.O. Box 10438 MAC X2505-036 Des Moines, Iowa 50306</p> <p>Wells Fargo Bank, N.A. P.O. Box 29482 MAC-4101-08C Phoenix, AZ 85038-8650</p> <p>Wells Fargo Bank, N.A. Wells Fargo Card Services 1 Home Campus, 3rd Floor Des Moines, IA 50328</p> <p>Wells Fargo Bank, N.A. Business Direct Division PO Box 29482 Phoenix, AZ 85038-8650</p>
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